

003.0

0004

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
858,700 / 858,700

APPRAISED:

858,700 / 858,700

USE VALUE:

858,700 / 858,700

ASSESSED:

858,700 / 858,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38-40		MILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENCH PATRICIA M	
Owner 2:	
Owner 3:	
Street 1: 7 SHERWOOD RD	
Street 2:	
Twn/City: WINCHESTER	
St/Prov: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2345 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							3196
							GIS Ref
							GIS Ref
							Insp Date
							09/08/17

PREVIOUS ASSESSMENT									Parcel ID	003.0-0004-0022.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	400,600	3500	4,950.	454,800	858,900	858,900	Year End Roll	12/18/2019
2019	104	FV	311,100	3500	4,950.	483,200	797,800	797,800	Year End Roll	1/3/2019
2018	104	FV	311,100	3500	4,950.	352,500	667,100	667,100	Year End Roll	12/20/2017
2017	104	FV	291,600	5100	4,950.	307,000	603,700	603,700	Year End Roll	1/3/2017
2016	104	FV	291,600	5100	4,950.	261,500	558,200	558,200	Year End	1/4/2016
2015	104	FV	259,500	5100	4,950.	255,800	520,400	520,400	Year End Roll	12/11/2014
2014	104	FV	259,500	5100	4,950.	210,300	474,900	474,900	Year End Roll	12/16/2013
2013	104	FV	270,200	5100	4,950.	200,100	475,400	475,400		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	15716-171		8/1/1984		142,500

BUILDING PERMITS											ACTIVITY INFORMATION						
											Date	Result	By	Name			
											9/8/2017	MEAS&NOTICE	HS	Hanne S			
											2/7/2009	Meas/Inspect	336	PATRIOT			
											9/21/1999	Meas/Inspect	267	PATRIOT			
											11/1/1991		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Prior Id # 1:	3196
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	3 (Liv) Units: 3	Total: 3	Full Bath: 2	Rating: Average	A Bath:	Rating:	OF=BMT SINK.				9	5	15	OFP				
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OFP	2	(75)					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREY		OthrFix: 1	Rating: Average	OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 2	44	44	UAT				
View / Desir:				Kits: 2	Rating: Average	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O		SFL				
GENERAL INFORMATION				CONDOS INFORMATION				Other		Upper					FFL				
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:		Total Units:		Lvl 2		Lvl 1		Lower		Totals	RMs: 10 BRs: 4 Baths: 2 HB		BMT				
Alt LUC:		Alt %:		Floor:										(1144)					
Jurisdct:		Fact: .		% Own:															
Const Mod:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING		RES BREAKDOWN									
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Phys Cond: FA - Fair-Avg	35. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL							
Partition: T - Typical	Prim Floors: 4 - Carpet	Sec Floors: 3 - Hardwood	40 %	Economic:	%	Special:	%	Interior:	2	5	2								
Bsmnt Flr: 12 - Concrete				Override:	%			Additions:											
Subfloor:								Kitchen:											
Bsmnt Gar:								Baths:											
Electric: 3 - Typical								Plumbing:											
Insulation: 2 - Typical								Electric:											
Int vs Ext: S								Heating:											
Heat Fuel: 1 - Oil								General:											
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.0-0004-0022.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X20	A	PR	1924	21.25	T	64	104			3,100		3,100		
19	Patio	D	Y	1	8X11	A	PR	2000	6.00	T	24.3	104			400		400		
More: N	Total Yard Items:	3,500		Total Special Features:			Total:	3,500		AssessPro Patriot Properties, Inc									